

Bountiful City
Administrative Committee Minutes
February 27, 2012
5:00 P.M.

Present: Chairman – Aric Jensen; Committee Member – Lloyd Cheney; Committee Member – Marc Knight; Assistant Planner – Dustin Wright; and Recording Secretary – Darlene Baetz

1. Chairman Jensen opened the meeting at 5:02 pm.
2. Consider approval of minutes for February 6, 2012.

Mr. Knight made a motion to approve the minutes for February 6, 2012 as amended. Mr. Cheney seconded the motion. Voting was 3-0 in favor.

3. Consider a Conditional Use Permit to allow for solar panels at Mike and Sterling's Flooring, 540 N. 500 W., Sterling Sill, applicant.

Mr. Sill was present. Mr. Wright presented the staff report.

The applicant's property is in a C-H, heavy commercial zone. Solar power panels are classified in the City Ordinance as "private power plants" and require a conditional use permit if they are over 10 Watts.

Plans have been submitted showing 120 Suniva 235 Watt solar panels. The panels will be divided up into three sections using AET Rayport ballasted racking system to secure them. After reviewing the angle of sunlight reflecting off the solar array, there is no indication are not any major signs that surrounding properties will be negatively affected.

Based on the findings, staff recommends the following conditions if the conditional use is approved:

1. Applicant shall submit engineered plans and obtain a building permit.
2. System shall be set up in accordance with Bountiful City Power requirements.
3. This Conditional Use Permit shall be for this site and configuration and is not transferable.

Staff discussed that the Conditional Use Permit is not transferable to a new location but is to a new owner at this location.

Chairman Jensen opened and closed the Public Hearing with no comments.

Staff discussed the location of the solar panels on the roof. There is a three foot parapet on the roof; therefore the panels will not be seen from the ground.

Mr. Cheney made a motion to approve the Conditional Use Permit to allow for solar panels at Mike and Sterling's Flooring, 540 N. 500 W., Sterling Sill, applicant, as outlined by staff. Mr. Knight seconded the motion. Voting passed 3-0 in favor.

4. Consider approval of a Conditional Use Permit letter, in written form, for a Home Occupation Lawn Care business, Green Eden Landscape, at 700 N. 80 W., Lucio Perez-Rico, applicant.

Mr. Cheney made a motion to approve the Conditional Use Permit letter to allow for a Home Occupation Lawn Care, Green Eden Landscape, at 700 N. 80 W., Lucio Perez-Rico, applicant. Mr. Knight seconded the motion. Voting passed 3-0 in favor.

5. Chairman Jensen reported that the construction equipment left at 390 W. 1800 S. has been removed from this site. The equipment at 2085 S. Orchard Dr. will be used for construction at this location.
6. Chairman Jensen ascertained there were no other items to discuss. Mr. Knight made a motion to adjourn. Mr. Cheney seconded the motion. The meeting was adjourned at 5:10 pm.